

HISTORICAL 30 MIXED-USE IN BOYLE HEIGHTS

2105-2107 E Cesar E Chavez Ave. Los Angeles, CA 90033



\$3,795,000

8.35 GRM and 7.23% cap rate

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INVESTMENT SUMMARY

Address	2105-2107 Cesar E Chavez Ave.	Offering Price	\$3,795,000
City, Zip	Los Angeles, 90033	Price per SF	\$307.24
Building SF	12,352	GOI	\$454,524
Land SF	7,502	NOI	\$274,396
Units	twenty five studios, one 2b-d/1ba, one 1bd/1ba, three commercial spaces	GRM	8.35
Built	1927	Cap Rate	7.23%
APN:	5175-014-003	Pro Forma GOI	\$506,940
		Pro Forma NOI	\$326,812
		GRM Pro Forma*	7.49
		Cap Pro Forma*	8.6%

*Property/SF information deemed to be reliable but not guaranteed. Buyer is advised to independently verify the accuracy of all information.
Pro forma GRM & cap rate calculated using market rents and estimated property tax based on list price.

Historic Mixed-Use Gem in Boyle Heights – The Vinograd

Welcome to *The Vinograd*, a reimagined 1920s hotel turned character-filled mixed-use building in the heart of Boyle Heights, just east of Downtown LA. This 30-unit property includes 27 studios, 1- and 2-bedrooms and 3 street-facing commercial spaces with prime Cesar Chavez Avenue frontage.

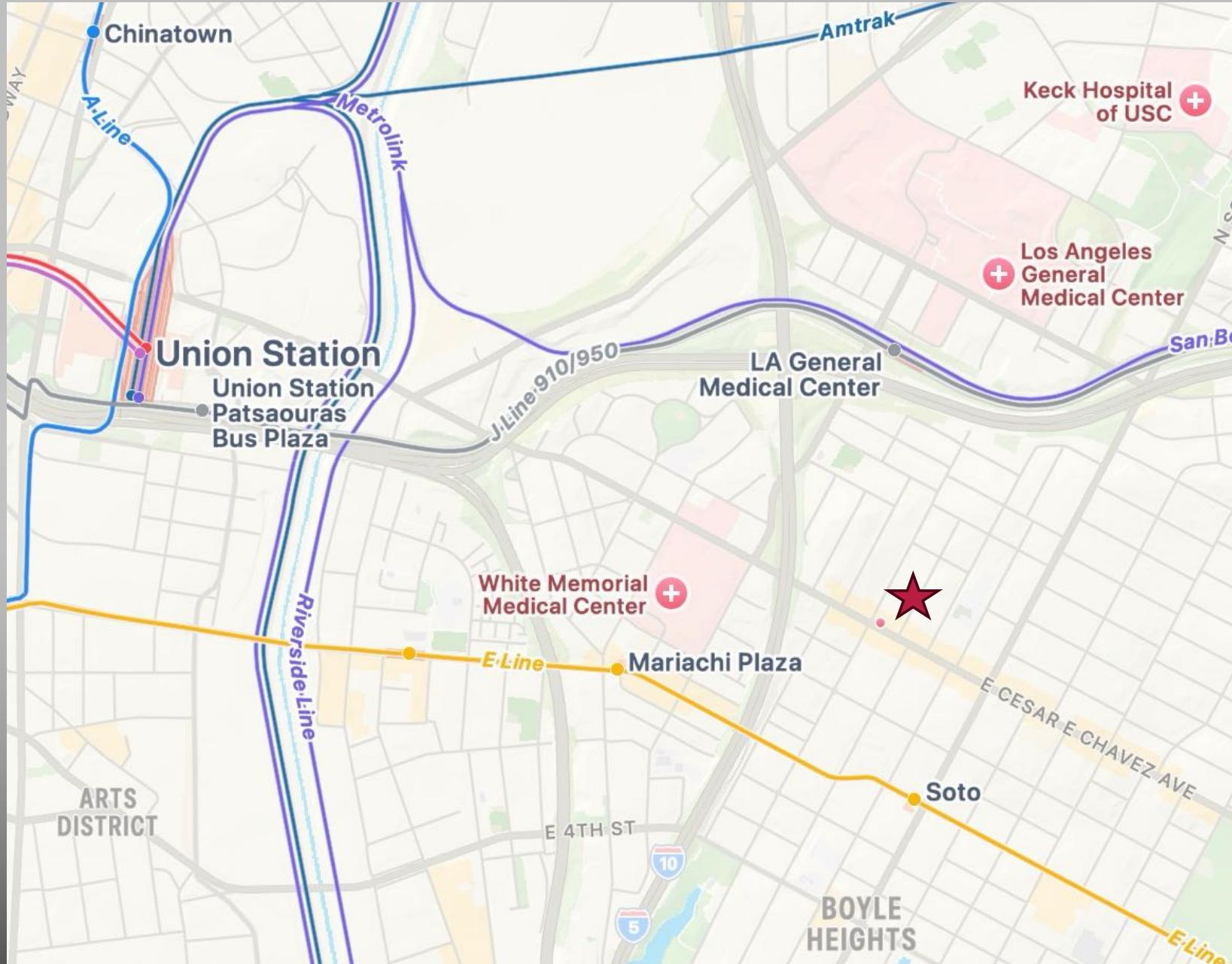
Select residential units come fully furnished, offering a mix of classic charm and updated finishes. The commercial spaces are ideal for retail or creative office use, benefiting from high visibility, steady foot traffic, and built-in residential clientele.

Set in a culturally rich neighborhood near Mariachi Plaza, the Arts District, and local favorites like Guisados, *The Vinograd* offers strong connectivity via Metro E Line and nearby public transit. A rare blend of history, community, and opportunity.

Property Features

- Historic Mixed-Use Building in the Heart of Boyle Heights
- Thirty units, including 27 residential apartments and 3 commercial retail spaces
- A mix of studio, one-bedroom, and two-bedroom apartments, all retaining their vintage charm while offering updated finishes and urban appeal
- 3 street-facing commercial spaces located on the highly trafficked Cesar Chavez Avenue
- Approximately one mile from the Arts District and Downtown LA
- Surrounded by renowned eateries like Guisados Tacos and numerous locally owned shops and close to Mariachi Plaza, parks, schools, and public transit, including the Metro E Line station
- Current GRM is 8.35 with a cap rate of 7.23%

Property Highlights



Central
Location
Approximately:

0.7 miles to:
Mariachi Plaza
Metro E Line Station
White Memorial
Medical Center

0.9 miles to
Los Angeles General
Medical Center

1.7 miles to:
Keck Hospital of USC

1.8 miles to
Union Station
DTLA Arts District

4.3 miles
Crypto Arena

6.5 miles
USC Campus

Location Overview



Property Photos Exterior



Property Photos Interior



Property Photos Interior



Immediate Neighborhood



Boyle Heights

<u>#</u>	<u>BD/BA</u>	<u>Status</u>	<u>SF</u>	<u>Current</u>	<u>Market</u>
1	0/bd/1ba	Leased	256	\$1,114	\$1,350
2	0/bd/1ba	Leased	250	\$1,295	\$1,350
3	0/bd/1ba	Leased	231	\$1,314	\$1,350
4	0/bd/1ba	Leased	220	\$1,314	\$1,350
5	0/bd/1ba	Leased	234	\$1,179.78	\$1,350
6	0/bd/1ba	Vacant	258	\$1,350	\$1,350
7	0/bd/1ba	Leased	196	\$1,169	\$1,100
8	0/bd/1ba	Leased	187	\$1,214	\$1,100
9	1/bd/1ba	Leased	535	\$1,495	\$1,495
10	0/bd/1ba	Leased	215	\$1,214	\$1,350
11	0/bd/1ba	Leased	424	\$1,414	\$1,450
12 Mgr	2/bd/1ba	Leased	564	\$1,333	\$2,200
*14	0/bd/1ba	Vacant	210	\$1,350	\$1,350
15	0/bd/1ba	Leased	210	\$1,314	\$1,350
16	0/bd/1ba	Leased	253	\$1,114	\$1,350
17	0/bd/1ba	Leased	231	\$1,114	\$1,350

<u>#</u>	<u>BD/BA</u>	<u>Status</u>	<u>SF</u>	<u>Current</u>	<u>Market</u>
18	0/bd/1ba	Leased	210	\$1,314	\$1,350
19	0/bd/1ba	Leased	243	\$1,295	\$1,350
20	0/bd/1ba	Leased	238	\$1,114	\$1,350
21	0/bd/1ba	Leased	242	\$1,250	\$1,350
22	0/bd/1ba	Leased	238	\$950	\$1,350
23	0/bd/1ba	Leased	242	\$950.25	\$1,350
24	0/bd/1ba	Leased	238	\$1,450	\$1,350
25	0/bd/1ba	Leased	237	\$1,314	\$1,350
26	0/bd/1ba	Leased	237	\$1,295	\$1,350
27	0/bd/1ba	Leased	354	\$1,114	\$1,350
28	0/bd/1ba	Leased	270	\$1,414	\$1,450
2105	0/bd/1ba	Leased	673	\$1,800	\$1,800
2107 1/2	0/bd/1ba	Leased	1449	\$2,000	\$2,850
2107 3/4	0/bd/1ba	Leased	112	\$400	\$450
Monthly Total				\$37,877.03	\$42,245
Annual Total				\$454,524.36	\$506,940

*Unit 13 does not exist

(Property/SF information deemed to be reliable but not guaranteed. Buyer is advised to independently verify the accuracy of all information.)

Rent Roll

<u>Investment Summary</u>	
Price	\$3,795,000
GOI	\$454,524
NOI	\$274,396
GRM	8.35
Cap Rate	7.23%
GOI Pro Forma	\$506,940
NOI Pro Forma	\$326,812
GRM Pro Forma	7.49
Cap Rate Pro Forma	8.6%

<u>Expenses**</u>	
Property Taxes	\$51,454
Insurance	\$8,819
Utilities	\$75,230
Resident Mgr.	\$24,723
Repairs & Maintenance	\$17,158
RSO/SCEP Fee	\$2,744
Total	\$180,128
Expense/SF	\$14.58
% of GOI	39.6%

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Financial Summary



Broker

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WE LOOK FORWARD TO WORKING WITH YOU!